

Southwest Deltona Community Redevelopment Area Annual Report 2019-2020

The Southwest Deltona Community Redevelopment Area (CRA) is a special district created by the City and Volusia County to implement community redevelopment activities as outlined under Florida Statutes Chapter 163, Part III. CRA efforts encourage economic development activities by financing public infrastructure improvements through tax increment financing (T.I.F.). The CRA is governed by the CRA Board which consists of the City Commission members meeting as the CRA Board.

The Southwest Deltona CRA projects are planned to move forward as the City budgets and plans accordingly. The CRA taxable value grew by 7.2% over the last year, which is largely due to changes in property changing ownership, which thus, allows properties to be taxed at current market value. State law provides a 10% annual cap for increases on non-homesteaded property tax assessments. The CRA should see a similar level of increase over the next year.

Base Year Taxable Value of all CRA Properties

Note all figures in this section unless otherwise stated are predicated on a September 30, 2020 date to coincide with the City budget process.

\$51,486,555

Total assessed real property values of property within the boundaries of the community redevelopment area as of September 30, 2020.

\$73,847,860

Liabilities

The CRA has no liabilities at this time.

Income

The CRA has received \$130,699.00 in Ad Valorem Taxes, \$88,417.65 in intergovernmental income, and \$3,155.14 in interest totaling \$222,271.79.

Assets

The CRA has received \$222,271.19 in income and has a fund balance of \$429,710.54 for the fiscal year ended September 30, 2020.

Projects started

The City is currently participating in a Feasibility Study spearheaded by the River to Sea Transportation Planning Organization (R2CTPO), regarding the need for intersection

improvements at the CRA intersection of Deltona Boulevard and Normandy Boulevard. The intersection has been the scene of a number of vehicular accidents and fatalities over the years, which warrants being addressed. The TPO has provide a work authorization for the feasibility study to VHB, Inc, which required the City to provide a 10% local match of \$2,499.50 to conduct the study. There is anticipation the feasibility study will be complete in May 2021.

Expenditures

In calendar year 2020 the CRA has expended \$2,499.50. At this time, CRA improvements are planned to be funded through a “pay-as-you-go” arrangement, whereby projects are paid for at the time of construction rather than relying on financing. Therefore, the CRA has been allowing funds to accumulate for use on future projects.

Total amount expended for affordable housing for low-income and middle-income residents.

\$0

Achievement of Goals

Currently, smaller projects are beginning to move forward which will work towards the goals established in the CRA plan.

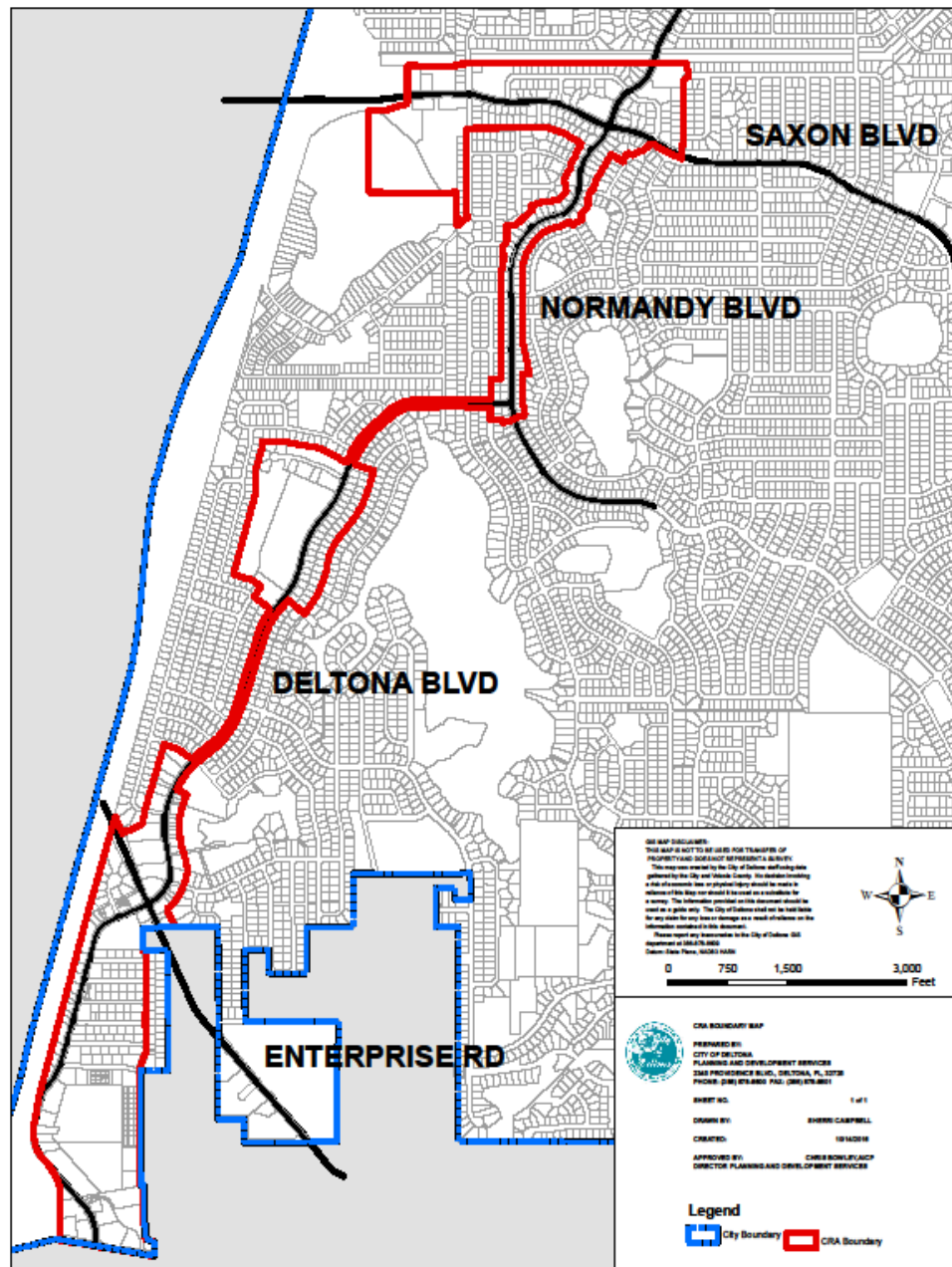
This is a list of the projects approved on December 14, 2020, in the meeting of the Southwest Deltona Community Redevelopment Area Board of Directors (SWDCRA Board):

1. Street Lighting – The CRA has several intersections and corridors that are less than optimally lighted. The Board approved a street light study by Duke Energy, the local electrical provider for this area. The Board also approved the creation of the SWDCRA Street Light District, to be developed in a phased program, starting with the N. Normandy Blvd. and Saxon Blvd. intersections and its approaches. Also, the section of N. Normandy Blvd., from Saxon Blvd. to Deltona Boulevard, will be included;
2. Obtaining LAP certification, or contracting for the LAP services;
3. ADA sidewalk improvements;
4. Funds for a Normandy Curve Feasibility Study;
5. TPO grant funds for the Intersection Improvement Feasibility Study, at the N. Normandy Blvd. and Deltona Boulevard intersection.

Discussion of fund expenditures for Board approved projects:

1. The estimate of Phase 1 (SWDCRA Street Light District) is \$53,313 annually, but may be revised per the Duke Energy Lighting Study. In addition, the cost of light construction is not known at this time;
2. The cost for LAP certification or consulting engagement is undetermined at this time;
3. The Board approved a \$10,000 annual expenditure of funds for phased sidewalk improvements;
4. The Board approved a \$28,000 annual expenditure, over five years, for bus stop improvements (for covered bus stops);

5. The Board approved \$40,000 for the TPO funding of the Normandy Curve Feasibility Study;
6. The Board approved the \$2,500 City match for the TPO Intersection Improvement Feasibility Study, at the N. Normandy Blvd. and Deltona Boulevard intersection.



Southwest Deltona CRA Boundary Map

Approved Projects Report

The following projects have been approved by the CRA Board. Below is an update of those projects.

1. ADA repairs and improvements for sidewalks, bus stops, and crosswalks.

Budgeted (2019) - \$20,000

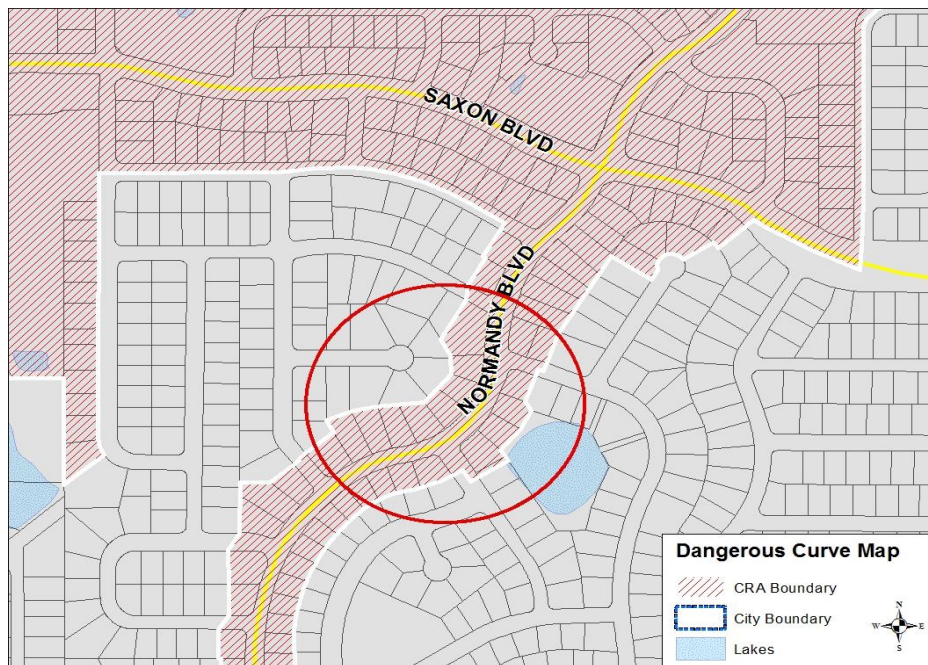
Spent (2020) - \$0

2. Pursue TPO grant for a feasibility study to straighten the dangerous curve on East Normandy Boulevard

The curve in the 1500 block of East Normandy Boulevard has an extensive history of accidents, some being deadly. Deltona Public Works Department frequently has to replace the guard rails after accidents along this segment of the road. This section of road is a viable candidate for River2Sea R2CTPO safety improvement feasibility study. If awarded the grant, The River2Sea TPO would fund the feasibility study and require a minimum of a 10% local cash match from the City. The end result would be a study and report on the feasibility of the project as well as potential costs, and timeframes. See location map below.

Budgeted - \$40,000

Spent \$0



3. Pursue TPO grant for a feasibility study for intersection improvements at the intersection of Deltona Boulevard and Normandy Boulevard.

A roundabout at the intersection of Deltona Blvd. and Normandy Blvd. has long been suggested to eliminate the need for a stop light and improve traffic flow through this intersection. The River2Sea R2CTPO has awarded the grant to fund the feasibility study, which required a minimum of a 10% local cash match from the City. The end result will be a study and report on the feasibility of upgrading the intersection as well as potential costs, and timeframes. A roundabout could be a potential intersection upgrade.

Budgeted (2019) - \$7,500-(With TPO grant received, cost adjusted to \$2,500)

Spent (2020)- \$2,500

2020-2021 Proposed Projects

Now that the CRA has some funds established, the City Staff recommends for Board consideration moving forward with additional projects. Two projects that would be affordable are the relocation and replacement of bus shelters and benches, and additional street lighting.

1. The Board has approved a Duke Energy Lighting Study for phased street lighting improvements. The annual expenditure (estimated) of \$53,313 lighting proposed would consist of LED lights at 11 under-lit intersections. CRA staff is proposing to pay for lights using CRA funds. The annual cost of the lights is \$53, 313.00. The construction costs have yet to be determined.
2. The CRA currently has five (5) bus shelters, two (2) of which impede the sidewalk. The Board approved moving forward with replacing a shelter each year for the next five (5) years, starting with the shelters located in the pedestrian path. The proposed shelters would be solar powered, and lit with LED lights providing increased pedestrian safety. Staff requests to allocate \$28,000 per year to this effort. This would include the shelter kits, concrete pad, surveying, and acquiring easements over private property as necessary.

Other Initiatives

1. Blight: The CRA Board and citizens have commented on the condition of some of the buildings along the major thoroughfares within the CRA, more specifically Deltona Blvd. As part of this CRA update, Staff is requesting the City Commission authorize Staff to address some of the more apparent building issues that could constitute blight.

With regard to blight, Staff would suggest working in the 800 and 900 blocks of Deltona Blvd. to address run down and neglected commercial establishments. Two of these establishments were used for fueling stations and are associated with underground tanks. The City has initiated Code Compliance Cases regarding these properties. However, before taking more intensive code compliance actions the City needs to gain an understanding of the implications of either abating or foreclosing on the properties

in light of the tanks. In short, the City should avoid becoming liable for an extensive and expensive environmental clean-up. Therefore, in order to make an informed decision on how to move forward regarding these properties, Staff is suggesting a civil engineering firm be hired to research the status of the underground tanks.

Cost: \$17,000.00

2. Façade Grants: City Staff is suggesting the City explore establishing a grant program for business façade improvements. The grants will provide an alternative to the City undertaking code compliance action.

Costs: \$10,000.00

3. Benches: The City has had a contract with Maverick/Waverly to provide bus benches Citywide. A number of these benches are within the CRA. The contract with Maverick/Waverly will be cancelled. The goal is to issue a Request for Proposal (RFP) to solicit the provision of benches within the City and CRA. The goal is to improve ADA accessibility and derive a level of income from a franchise agreement. The RFP will be issued by the summer of 2021.

Cost: \$0.00

4. Central Sewer: The City commercial areas within the CRA are not well served by central sewer. The lack of a central sewer system within these commercial nodes creates a condition where business options are limited and redevelopment activity is more challenging. Lack of central sewer can contribute to blight. Therefore, Staff is suggesting the City extend sewer in the CRA starting along Deltona Blvd. generally in the 800-900 blocks, and along the Saxon Blvd. corridor to include the intersection of N. Normandy Blvd. and Saxon Blvd. There is recognition the County TIF contribution at this time cannot be used for utilities. However, City contributions are not encumbered as such. Therefore, City Staff suggests the City initiate study and design, as appropriate, to extend sewer within certain commercial areas of the CRA.

Cost: \$150,000.00

CRA Initiatives not Funded by the CRA

The City is also using non CRA money to invest to upgrade the CRA. The below activities are examples of City activity within the CRA area not directly funded by the CRA:

Finally, the other noteworthy investments within the CRA but not necessarily funded through the CRA include:

1. Three crosswalks along Deltona Blvd. will be treated with internally illuminated pavement markers. One crossing is at the Deltona Travel Lodge along Deltona Blvd. The

other is associated with the intersection of Deltona Blvd. and Hummingbird Dr. The final crossing is at the intersection of Deltona Blvd. and Balsam Dr. These markers, intended to improve pedestrian safety, are to be funded by an appropriation granted to the City by the State legislature.

2. Major thoroughfares within the CRA such as Deltona Blvd. will be targeted for an urban forestry initiative intended to plant trees in a strategic manner. Goals of the proposal include mitigating the heat island effect of developed landscapes and improving the aesthetics of the City. Purchase of the trees to be planted will be financed by the City tree fund.